

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4-bedrooms, 3-bathrooms, 2-Car Garage 218sqm of internal space completion by February/March 2026 RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Ringwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/136 WARRANDYTE ROAD RINGWOOD VIC 3134	\$1,350,000	30-Apr-25
1/42 ARLINGTON STREET RINGWOOD VIC 3134	\$1,252,000	15-Sep-25
1/87 WANTIRNA ROAD RINGWOOD VIC 3134	\$1,230,000	25-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**4/136 WARRANDYTE ROAD
RINGWOOD VIC 3134**

4 2 2

Sold Price **\$1,350,000** Sold Date **30-Apr-25**

Distance **0.1km**



**1/42 ARLINGTON STREET
RINGWOOD VIC 3134**

4 3 2

Sold Price ^{RS} **\$1,252,000** Sold Date **15-Sep-25**

Distance **2.19km**



**1/87 WANTIRNA ROAD
RINGWOOD VIC 3134**

4 3 2

Sold Price ^{RS} **\$1,230,000** Sold Date **25-Jun-25**

Distance **2.57km**

RS = Recent sale **UN** = Undisclosed Sale

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